

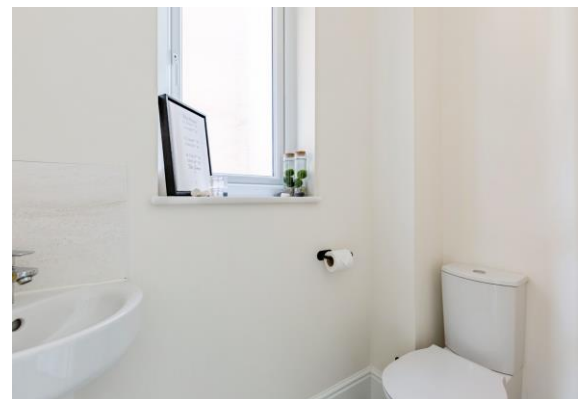
for sale

offers in excess of **£340,000**



## Devon Way Northampton NN3 6DX

Built by Redrow Homes to the Letchworth design in 2023, this immaculately presented family home is ideally located for good transport routes, local school and amenities. Features include a spacious living room, open plan kitchen/dining room and master bedroom with an en-suite shower room.





# Devon Way Northampton NN3 6DX

## Entrance Hall

Door to the front elevation with further doors leading off to the spacious living room and open plan kitchen/dining room. Wall mounted radiator, under stairs storage cupboard and stairs rise to the first floor landing.

## Cloakroom

Modern two piece white suite comprising low level flush w.c and wash hand basin with tiling to splash back area. Wall mounted radiator and UPVC double glazed opaque window to the side elevation.

## Living Room

16' 1" x 11' ( 4.90m x 3.35m )

Spacious living room UPVC double glazed window to the front elevation and wall mounted radiator.

## Open Plan Kitchen/Dining Room

18' 11" x 11' 5" ( 5.77m x 3.48m )

Modern fitted kitchen with a range of wall and base level units. One and a half bowl sink and drainer with swan neck mixer tap over providing filtered water, set into work surfaces with complimentary up stands. Integrated appliances comprise dishwasher, fridge/freezer, double electric oven and four ring gas hob with extractor cooker hood over. Recessed spot light to ceiling, wall mounted radiator. utility cupboard with plumbing for a washing machine and space for a tumble dryer. UPVC double glazed French doors to the rear elevation with complimentary UPVC double glazed windows either side.



First Floor Landing

Stairs rise from the entrance hall. Doors lead off to three good size bedrooms and the family bathroom. Wall mounted radiator, access to the loft space and UPVC double glazed window to the side elevation.

Master Bedroom

11' 5" x 11' 1" ( 3.48m x 3.38m )  
UPVC double glazed window to the Front elevation, space for freestanding wardrobes, wall mounted radiator and connecting door to the en-suite shower room.

En-Suite Shower Room

Three piece modern white suite comprising double shower cubicle, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Extractor fan and wall mounted chrome towel rail.

Bedroom Two

11' x 9' 3" ( 3.35m x 2.82m )  
UPVC double glazed window to the rear elevation. Space for freestanding wardrobes and wall mounted radiator

Bedroom Three

8' 8" x 8' 7" ( 2.64m x 2.62m )  
UPVC double glazed window to the rear elevation and wall mounted radiator.

Family Bathroom

Three piece modern white suite comprising panelled bath with shower over and glazed shower screen, low level flush w.c and pedestal wash hand basin with complimentary tiling to splash back areas. Extractor fan, wall mounted chrome towel rail and UPVC opaque double glazed window to the front elevation.

Outside

Driveway

Off road parking for two cars side by side and EV charging point.

Rear Garden

Southerly facing rear garden which is mainly laid to lawn with an extended paved patio area which is ideal for entertaining. Retaining timber fencing, timber storage shed and gated access to the side leading to the front of the house.

Location

Located in the popular Spinney Hill residential area of Northampton, Offering a wide range of local amenities, including two supermarkets, take away's and eateries, a public house, tennis courts, and a bowling green. The location also provides easy access to Moulton Park as well as main travel routes including the A45, A43, M1, and A14. Regular bus services operate to Northampton town centre, where high street shops and leisure and entertainment facilities, including a cinema, bars, and restaurants, are provided. Northampton train station also offers mainline services to London Euston and Birmingham New Street. Schools in the area include Northampton School for Girls, Thomas Becket Catholic School, and Parklands Primary School.

Council Tax Band

C





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: KTP407729 - 0006

Tenure: Freehold EPC Rating: B

Council Tax Band: C

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